

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Victoria Court, Clitheroe, BB7 4BF

### £230,000

#### THE PERFECT FAMILY HOME

Nestled in the charming village of Chatburn, Clitheroe, this impressive three-bedroom terraced house at Victoria Court is a true gem. Having been meticulously updated and presented to the highest standard, this property boasts immaculate interiors, modern fixtures, and stylish decoration that will surely captivate any discerning buyer.

As you step inside, you are greeted by a spacious living area that invites relaxation and comfort. The modern kitchen is well-equipped, making it a delightful space for culinary enthusiasts. The property also features a contemporary bathroom, ensuring convenience for the whole family. An added bonus is the lovely conservatory, which provides a perfect spot to enjoy the stunning views of the surrounding woodland, stream, and waterfall.

The three well-proportioned bedrooms offer ample space for family living, while the outside area to the rear is a tranquil retreat, overlooking the picturesque stream and waterfall. This outdoor space is ideal for enjoying sunny days or hosting gatherings with friends and family.

Additionally, the property benefits from off-road parking for two vehicles, a valuable feature in this desirable location. Just a stone's throw away from all village amenities, you will find shops, cafes, and local services within easy reach, making daily life both convenient and enjoyable.

# Victoria Court, Clitheroe, BB7 4BF

£230,000



- Exceptional Mid Terrace Property
- Contemporary Fitted Kitchen
- Off Road Parking for Two Vehicles
- EPC Rating C
- Three Bedrooms
- Sought After Location
- Tenure Freehold
- Three Piece Shower Room
- Low Maintenance Externals
- Council Tax Band B

## Ground Floor

### Entrance Hall

7'3 x 7'1 (2.21m x 2.16m)

Composite double glazed frosted leaded front door, central heating radiator, smoke detector, wood effect laminate flooring, oak single glazed doors leading to reception room, kitchen and stairs to first floor.

### Kitchen

10'8 x 8'6 (3.25m x 2.59m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, composite one and a half bowl sink and drainer with high spout spring mixer tap, integrated high rise double oven and microwave, four ring induction hob and extractor hood, integrated fridge freezer, plumbing for washing machine, space for dryer, under unit lighting, integrated boiler and wood effect laminate flooring.

### Reception Room

16'1 x 13'7 (4.90m x 4.14m )

UPVC double glazed window, two central heating radiators, living flame gas fire, television point, under stairs storage and UPVC double glazed sliding door to conservatory.

### Conservatory

12'9 x 9'1 (3.89m x 2.77m)

UPVC double glazed windows, double glazed roof, central heating radiator, wood effect laminate flooring and UPVC double glazed French doors to rear.

## First Floor

### Landing

9'9 x 6'6 (2.97m x 1.98m )

Loft access, smoke detector, over stairs storage, doors leading to three bedrooms and shower room.

### Bedroom One

13'7 x 9'4 (4.14m x 2.84m )

UPVC double glazed window, central heating radiator, fitted wardrobes and drawers.

### Bedroom Two

10'8 x 9'4 (3.25m x 2.84m )

UPVC double glazed window and central heating radiator.

### Bedroom Three

7'2 x 6'6 (2.18m x 1.98m )

UPVC double glazed window and central heating radiator.

### Shower Room

7'3 x 6'6 (2.21m x 1.98m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, walk-in double direct feed rainfall shower with rinse head, tiled elevations, extractor fan and slate effect vinyl flooring.

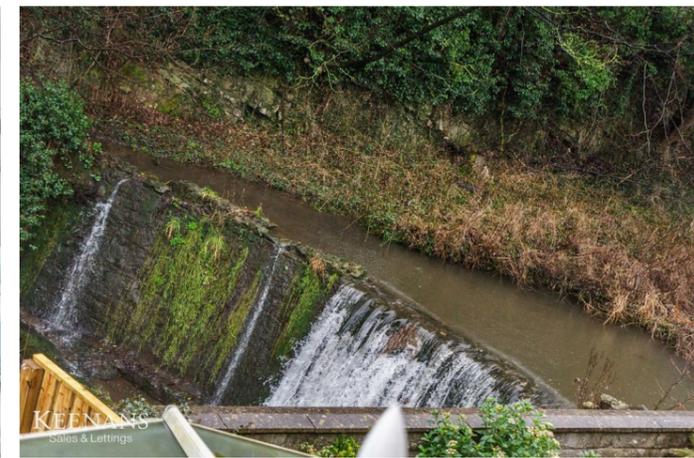
## External

## Rear

Paved garden with woodland and waterfall views.

## Front

Paved forecourt and driveway.



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